



Sean Rogan
Executive Director

**COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles**

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Gloria Molina
Mark Ridley-Thomas
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Michael D. Antonovich
Commissioners

May 13, 2014

The Honorable Board of Commissions
Community Development Commission
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

**APPROVE AN AGREEMENT TO NEGOTIATE EXCLUSIVELY WITH LOS ANGELES COUNTY
HOUSING DEVELOPMENT CORPORATION FOR THE SALE OF 1248 – 1314 W. 105TH STREET
IN UNINCORPORATED WESTMONT
(DISTRICT 2) (3 VOTE)**

SUBJECT

This letter recommends approval of an Agreement to Negotiate Exclusively (ANE) between the Community Development Commission (Commission) and the Los Angeles County Housing Development Corporation (HDC), a California nonprofit public benefit corporation, to sell five Commission-owned properties located at 1248-1314 W. 105th Street in unincorporated Westmont. This letter also recommends authority for the Commission to execute a \$500,000 line of credit to HDC for predevelopment activities associated with affordable housing development.

IT IS RECOMMENDED THAT THE BOARD:

1. Authorize the Executive Director, or his designee, to negotiate, execute, and if necessary, amend or terminate an ANE with HDC, and all related documents, for the sale of five Commission-owned properties located at 1248-1314 W. 105th Street in unincorporated Westmont (Properties), following approval as to form by County Counsel.
2. Authorize a \$500,000 line of credit to HDC, using Commission General Funds or other eligible affordable housing funds, for predevelopment activities associated with the development of affordable housing for these or any future properties.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

1-D May 13, 2014

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

The purpose of the recommended actions is to execute an ANE with HDC to negotiate the sale of the five Properties located at 1248-1314 W. 105th Street in unincorporated Westmont. This letter also recommends authority to provide a line of credit to HDC for predevelopment activities.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund.

The Commission will provide a \$500,000 line of credit to HDC using Commission General Funds or other eligible affordable housing funds, for predevelopment activities associated with affordable housing development. Regardless of the outcome of negotiations under this ANE, the line of credit will remain available for HDC to facilitate development feasibility of any other future sites.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Commission purchased the properties at 1248-1314 W. 105th Street in unincorporated Westmont. HDC intends to develop a rental housing community with up to 60 units to provide housing and supportive services for low-income individuals including those with special needs. HDC is in discussions with service providers, community members, and other stakeholders to determine which special needs population would be best served at this site.

HDC is a California nonprofit 501(c)(3) corporation formed on October 16, 1989 by the Los Angeles County Board of Supervisors. HDC's purpose is to provide services to assist local governments in meeting their legal obligations for affordable housing.

The Commission will execute an ANE with HDC for the sale of the Properties, for development of affordable housing for low-income individuals including those with special needs, following approval as to form by County Counsel.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The proposed actions will increase housing and supportive services for low-income individuals with specialized housing needs within the unincorporated area of Westmont.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line.

SEAN ROGAN

Executive Director

SR:CC:cr